

2

Land Use Element





The Land Use Element seeks to support Belmont's vision of attractive, successful businesses that fit with the community character.

2.1 INTRODUCTION AND PURPOSE

The Land Use Element directs the location, form, and character of future development, shaping where people will live, work, play, and shop in Belmont. It presents the desirable pattern for the ultimate development of the city for the General Plan horizon (year 2035) and seeks to ensure that land use planning reflects the community's evolution and changing demographics, conserves the natural environment, and promotes synergies between land uses to promote transportation choices and sustainable lifestyles. The Land Use Element consists of narrative, goals, policies, and actions, as well as a Land Use Diagram and other figures. It includes land use designations that describe the uses shown on the Land Use Diagram. Text and maps should be considered collectively as project approvals or future amendments are made.

RELATIONSHIP TO STATE LAW

State law (Government Code Section 65302(a)) requires general plans to include a Land Use Element. In accordance with State law, this Element designates the general distribution, location and extent of land for housing, business, industry, open space, education, public facilities, and other categories of public and private uses of land. It also includes standards of residential density and building intensity for the various areas covered by the General Plan.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Land Use Element has the broadest scope of all the elements and plays the central role of correlating all land use issues into a set of coherent development policies. Other elements of the General Plan contain goals and policies related to land use, and therefore, must be referred to for a complete understanding of the purposes, intentions, and development requirements embodied in the Land Use Element. The street system and street design and transportation improvements in the Circulation Element are intended to address the transportation needs resultant from the land use pattern, while the Noise Element reflects noise generated from resultant traffic. The Parks, Recreation, and Open Space Element outlines policies to achieve the overall open space system depicted on the Land Use Diagram and establishes policies and standards for recreation facilities to serve the population resulting from residential, employment and visitor serving land uses.

RELATIONSHIP TO COMMUNITY VISION

While the Land Use Element connects to many Belmont Community Vision values, it most closely supports these corresponding statements:

- Belmont's small-town ambiance sets itself apart as a tranquil, inclusive, safe and desirable place to live, work and play.
- We connect with each other in all kinds of gathering places.
- We value and celebrate a strong commitment to diversity, inclusion, safety, equality and dignity for all individuals in Belmont.
- We choose to make our home among these beautiful hills, trees, parks, views, and open spaces.
- Our wooded residential areas are diverse, peaceful, and well maintained.
- Our history makes Belmont what it is, and we preserve that heritage for our children.
- A charming, vibrant town center is at the heart of our civic and economic life.
- Our economy prospers with a mix of attractive, successful businesses that fit with our community character.
- We look first in our town shops and restaurants for what we need.
- Education, arts, and the economy flourish in concert.

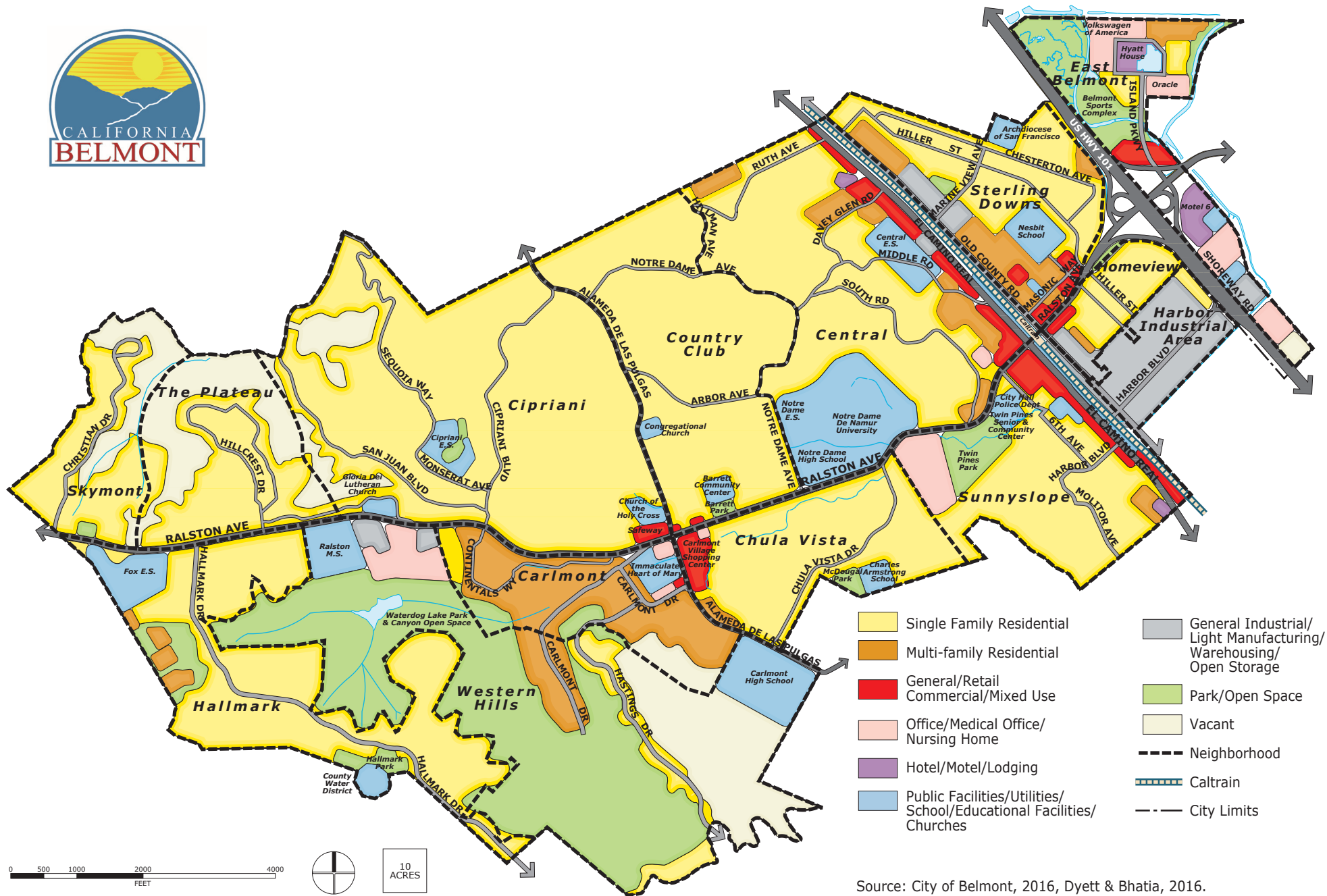


High-density residential uses can be seen in the eastern region of the Planning Area.



Most of the residential neighborhoods in Belmont are located in the hills and consist of low density, single family homes.

FIGURE 2-1: CITY STRUCTURE AND NEIGHBORHOOD FORM



2.2 CONTEXT: EXISTING URBAN FORM AND LAND USE PATTERN

CITY STRUCTURE

Belmont is served by four main arteries: US 101, El Camino Real, and Alameda de las Pulgas, which all run north-south through the city; and Ralston Avenue, which is Belmont's sole east-west thoroughfare. Residential uses are mostly concentrated west of El Camino Real, in Belmont's hillsides, while commercial and industrial uses are clustered mostly east of and along El Camino Real. Belmont has vast amounts of open space and parks, which are for the most part located west of Alameda de las Pulgas. Figure 2-1 shows the city structure.

Of the city's 14 residential neighborhoods, most are located in the Belmont hills with low density, single family homes. Narrow residential streets with few sidewalks wind up and down through the hills, offering sweeping views of the bay or surrounding hillsides. There are several residential neighborhoods east of El Camino Real as well, with predominantly single family dwellings. The city also holds several pockets of multi-family housing; the largest is located around Ralston Avenue and Alameda de las Pulgas, and several other multi-family developments are clustered close to El Camino Real.

The area around the intersection of El Camino Real and Ralston Avenue is considered the city's town center. Known as Belmont Village and designated a Priority Development Area (PDA), it has a variety of commercial, office, public, and residential uses. Additional mixed-commercial uses are found along El Camino Real, north and south of Belmont Village. A second smaller commercial area, Carlmont Village Shopping Center, is located in the western side of town, at the intersection of Ralston Avenue and Alameda de las Pulgas. Along US 101, several industrial, commercial, and large office buildings are concentrated on the eastern edge of Belmont. Additionally, industrial and commercial uses are located in the unincorporated HIA.

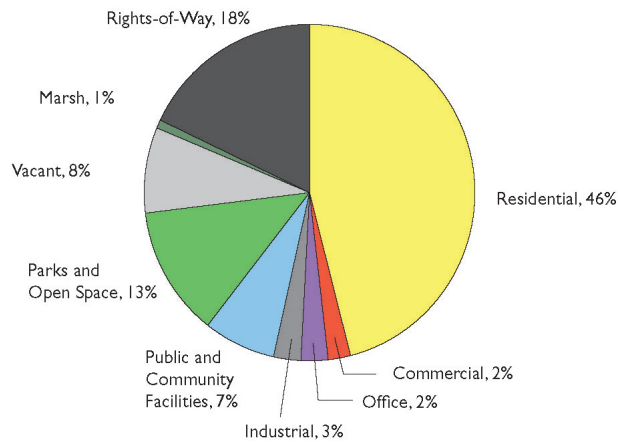
BELMONT VILLAGE PRIORITY DEVELOPMENT AREA

The Belmont Village Priority Development Area (PDA) generally encompasses the four quadrants surrounding the Ralston Avenue and El Camino Real intersection. The "Village" concept has evolved over the course of two decades of planning initiatives to create a vibrant downtown in Belmont. The first Downtown Specific Plan was adopted in 1990, which identified that the scale and image of Downtown Belmont "should reflect a smaller, village-like character and a strong relationship to the tree-covered hills." The 1990 Plan led to urban design and streetscape guidelines, land use changes to foster mixed



Historic single family homes are found in and around the Belmont Village PDA.

FIGURE 2-2: EXISTING LAND USE DISTRIBUTION



use development (ground floor retail and upstairs housing), and traffic improvements.

Since 1990, several major projects have advanced the goals of the Plan, including the Caltrain grade separation, the relocation of City Hall, the reconstruction of Safeway, and several other development and redevelopment projects. The Village was also identified as an opportunity area in the 2003 Economic Development strategy and is specifically addressed in the Housing Element. The Ralston Avenue Corridor Study took a closer look at congestion and traffic in the area, recommending the adoption of a more holistic transportation approach. In 2012, a Grand Boulevard Initiative Case Study identified certain development standards in place that were working against the overall goal of revitalization. Requiring ground floor commercial spaces in too many locations without the adequate market demand for retail, as well as relatively low allowable building intensity, have acted as barriers to redevelopment.

As noted earlier, Belmont Village has been designated as a “Priority Development Area” (PDA) by the Metropolitan Transportation Commission and the Association of Bay Area Governments, due to its potential to support new housing and employment near transit. This designation qualified the City to receive funding to develop an implementation plan for the area, the Belmont Village Specific

Plan, as well as additional grants for specific projects and public improvements consistent with the Plan. The Specific Plan includes an implementation program that can help realize change in the Village through detailed zoning regulations, public realm improvements, and design guidelines for new development.

SPHERE OF INFLUENCE: THE HARBOR INDUSTRIAL AREA

Sphere of Influence (SOI) is a term that refers to land outside of a city’s jurisdictional boundary, located in unincorporated areas of a county, but which bears relation to an incorporated area and represents its potential future maximum extent. Because of the location and proximity to infrastructure and service areas, an SOI has the potential to be annexed or brought within a City’s boundary. The San Mateo Local Agency Formation Commission (LAFCO) has jurisdiction over defining Belmont’s SOI and acts on annexations.

The HIA is not within the Belmont city limits but is in the unincorporated area of San Mateo County to the southeast of the city. The HIA is within Belmont’s approved SOI. The area is bounded by O’Neill Avenue and the Belmont city limits to north, Old County Road and the Belmont city limits to west; Belmont Creek and City of San Carlos to south; and US 101 to east. The area includes approximately 62 acres and consists largely of industrial land uses, with some commercial uses and a

mobile home park. Of the 62 acres, 45 acres are occupied by industrial uses and 11 acres are the right-of-ways of Harbor Boulevard, O'Neill Avenue, Old County Road, Elmer Street and Industrial Way. The mobile home park is located on 3.5 acres.

EXISTING LAND USES

A comprehensive survey of existing land use is necessary to take stock of the Planning Area's existing assets, determine the development capacity of vacant and underutilized sites throughout the buildout of the General Plan, and plan for future urban growth. Existing land uses were identified from field surveys, aerial photography, and City data.

There are approximately 2,955 acres in the current city limits, and an additional 62 acres of land contained within the Planning Area outside of the city limits in the HIA. Table 2-1 shows the breakdown of existing land uses in the Planning Area, and Figure 2-2 shows the existing land uses in a pie chart, including rights-of-way.

Residential

Nearly half of the land in the Planning Area (46.0 percent, or 1,388 acres) is dedicated to residential land uses. Single family homes are the predominant form of development in Belmont, occupying 41 percent of the Planning Area. Single-family homes are primarily located on the western side of the city (west of El Camino Real), but some

are located in the eastern neighborhoods of Sterling Downs and Homeview. Multifamily units and single family attached homes respectively occupy about 4.0 percent and 1.2 percent of the Planning Area. They are clustered to the south of Ralston Avenue in the western neighborhoods of Hallmark, Western Hills, Carlmont, and Homeview, as well as north of Ralston Avenue in the Central and Sterling Downs neighborhoods. Some duplexes can be found in Belmont, especially in the Sterling Downs and Homeview neighborhoods. A mobile home park of about 3.5 acres is located outside of the city limits in the HIA near US 101.

Parks and Open Space

Parks and open space account for 12.5 percent, or about 377 acres, of land in the Planning Area. All of the parks and open spaces are located within the city limits. Much of the parks and open space land (308 acres) is dedicated to natural open spaces located in the western areas of the city, such as Waterdog Lake. Parks account for about 46 acres of land in Belmont and are scattered throughout the Belmont community. Some of the parks, such as Twin Pines Park and the Belmont Sports Complex, are large in size, but many of the parks are less than 5 acres in size. Common open spaces for residential developments accounts for about 24 acres of land; they are primarily located in the southwestern side of the city.



Nearly half of the land in the Planning Area is dedicated to residential land uses.



Belmont has about 377 acres of parks and open space in the Planning Area.

TABLE 2-1: EXISTING LAND USES IN THE PLANNING AREA (2016)

Existing Land Use Categories	City of Belmont Existing Uses Within City Limits		City of Belmont Existing Uses Outside City Limits		Total Planning Area	
	Acres	Percentage	Acres	Percentage	Acres	Percentage
Residential	1,384.9	46.9%	3.5	5.6%	1,388.4	46.0%
Single Family Detached	1,212.70	41.0%	0.0	0.0%	1,212.7	40.2%
Single Family Attached and Multifamily	172.2	5.8%	3.5	5.6%	175.7	5.8%
<i>Mobile Home</i>	0.0	0.0%	3.5	5.6%	3.5	0.1%
<i>Duplex</i>	15.5	0.5%	0.0	0.0%	15.5	0.5%
<i>Single Family Attached/Townhomes</i>	35.7	1.2%	0.0	0.0%	35.7	1.2%
<i>Multi-Family Residential, Apartments, and Condominiums</i>	121.0	4.1%	0.0	0.0%	121.0	4.0%
Commercial	64.7	2.2%	1.5	2.3%	66.1	2.2%
Auto Related Commercial	8.9	0.3%	0.7	1.1%	9.6	0.3%
Hotel, Motel, Lodging	16.8	0.6%	0.0	0.0%	16.8	0.6%
General/Retail Commercial	36.0	1.2%	0.4	0.7%	36.5	1.2%
Service Station	2.3	0.1%	0.4	0.6%	2.6	0.1%
Cemetery, Mortuary	0.7	0.0%	0.0	0.0%	0.7	0.0%
Office	69.9	2.4%	0.3	0.4%	70.1	2.3%
Office	44.6	1.5%	0.0	0.0%	44.6	1.5%
Medical Offices/Nursing Homes	25.2	0.9%	0.3	0.4%	25.5	0.8%
Mixed Uses	9.2	0.3%	0.3	0.4%	9.5	0.3%
Industrial	35.6	1.2%	44.6	72.0%	80.2	2.7%
Light Manufacturing	11.8	0.4%	28.1	45.4%	39.9	1.3%
General Industrial/Warehousing	23.2	0.8%	14.5	23.4%	37.7	1.3%
Open Storage	0.6	0.0%	2.0	3.2%	2.6	0.1%
Public and Community Facilities	212.6	7.2%	0.1	0.2%	212.7	7.0%
Church	17.4	0.6%	0.0	0.0%	17.4	0.6%
School/Educational Facility	159.2	5.4%	0.0	0.0%	159.2	5.3%
Public Facilities/Utilities	36.1	1.2%	0.1	0.2%	36.2	1.2%

TABLE 2-1: EXISTING LAND USES IN THE PLANNING AREA (2016)

Existing Land Use Categories	City of Belmont Existing Uses Within City Limits		City of Belmont Existing Uses Outside City Limits		Total Planning Area	
	Acres	Percentage	Acres	Percentage	Acres	Percentage
Parks and Open Space	377.3	12.8%	0.0	0.0%	377.3	12.5%
Parks & Recreation Facilities	45.8	1.5%	0.0	0.0%	45.8	1.5%
Natural Open Space	307.7	10.4%	0.0	0.0%	307.7	10.2%
Common Areas/Sidewalks/Trails	23.9	0.8%	0.0	0.0%	23.9	0.8%
Vacant ¹	248.00	8.4%	0.3	0.5%	248.3	8.2%
Marsh	24.6	0.8%	0.0	0.0%	24.6	0.8%
Rights-of-Way	529.1	17.9%	11.1	17.9%	540.2	17.9%
Total	2,955.8	100.0%	61.5	100.0%	3,017.3	100.0%

Note:

1. Vacant land includes some open space lands.

2. Numbers rounded to the nearest tenth of an acre; totals may not sum precisely due to rounding.

Source: City of Belmont, 2016; Dyett & Bhatia, 2016.



Vacant parcels represent potential opportunities for future redevelopment.



Many retail uses are located in Belmont Village.

Vacant Sites

Vacant sites account for 8.2 percent of the land, or about 248 acres, in the Planning Area. A parcel's existing land use is considered “vacant” if it currently has a zoning designation that would allow for development to occur on the site but is currently undeveloped; vacant sites also include some open space lands where some development could be permitted. Vacant parcels are primarily located west of El Camino Real, though there are a few small vacant sites in east Belmont. Vacant parcels range in size from small urban infill sites measuring less than one acre to a large vacant site behind Carlmont High School, which is currently open space that is privately owned and located within the boundary of the Western Hills Area Plan. Many of the vacant parcels, such as those clustered in the San Juan Hills and in the Western Hills, are on steep slopes that pose serious challenges to development, and it is likely that many of them will remain undeveloped. However, some of the vacant parcels may offer potential development opportunities, especially on the eastern side of Belmont.

Commercial

Commercial and retail corridors are located in several key locations in Belmont and together make up approximately 5 percent of the total Planning Area (about 147 acres). The largest concentration of commercial, office, and mixed use development is located in the

area around the Belmont Village PDA and East Belmont, especially along the El Camino Real/Ralston corridor. The land east of US 101 is predominantly occupied by office, auto-related commercial, and hotel uses. To the west, general commercial, retail, office, and mixed use developments are concentrated near the intersection of Ralston Avenue and Alameda de las Pulgas.

Industrial

Industrial uses are developed on 2.7 percent of the land in the Planning Area (about 80 acres) and are concentrated to the east of El Camino Real. The primary location of industrial uses in the Planning Area is outside of the city limits in the HIA, south of Ralston between El Camino Real and US 101. Within the HIA, industrial uses occupy over 72 percent of the land. Inside the city limits, industrial uses are predominantly located along Old County Road or Shoreway Road, and they include light manufacturing, storage, and general industrial and warehousing uses.

Public and Community Facilities

Public and community facilities account for 7.0 percent of the land (about 213 acres) in the Planning Area, primarily within the city limits, as shown in Figure 2-3. They include churches, schools and educational facilities, and public facilities and utilities. One private institution, Notre Dame de Namur University, occupies about 50 acres near the center of Belmont off of Ralston Avenue. While the

public and community facilities are scattered throughout Belmont, many are located off of Ralston Avenue or Alameda de las Pulgas.

Schools

Belmont-Redwood Shores School District (BRSSD or the District) provides public education from kindergarten through eighth grade to residents in Belmont and the neighboring community of Redwood Shores. Sequoia Union High School District (SUHSD) provides public education from ninth to twelfth grades to residents in southern San Mateo County; SUHSD's Carlmont High School is located in Belmont and serves Belmont residents as well as residents from other neighboring cities. Public school enrollment is shown in Table 2-2.

Overcrowding at Belmont elementary and middle schools has become an issue in recent years and may remain an important concern for years to come. BRSSD experienced unprecedented kindergarten enrollment growth between 2006 and 2009, and while enrollments have since stabilized since 2009, the large cohorts have progressively produced enrollment growth in higher grades. Factors contributing to recent school enrollment growth include the District's high test scores, business expansion in the area (particularly tech industries), and Belmont and Redwood Shores' proximity to both San Francisco and San Jose. Table 2-3 shows the District's

medium forecast enrollment projections through 2020.

The District exceeded some of its land and facilities in the 1980s due to declining enrollment and does not currently own any land or facilities that are not being used. BRSSD has taken several initiatives to ensure quality facilities and to increase enrollment capacity, including rehabilitating school buildings within the Belmont city limits to better meet enrollment demand. While this has increased capacity and eased some overcrowding concerns, if the school community continues to grow at the same accelerated pace that it has in recent years, the District may need to consider the possibility of adding a new campus or converting some of the field space into buildable land. The District will continue to work with the City and the Belmont community to develop an appropriate long-term plan and address these issues.

Library

Belmont is home to a local branch of the San Mateo County Library system. The Belmont Library, owned by the City of Belmont, is a 20,230 square foot space that contains approximately 70,000 materials in its collection and is an important cultural asset in the community. The San Mateo County Library Vision, Mission, and Strategic Plan are used to guide the development and continuous improvement of library services.

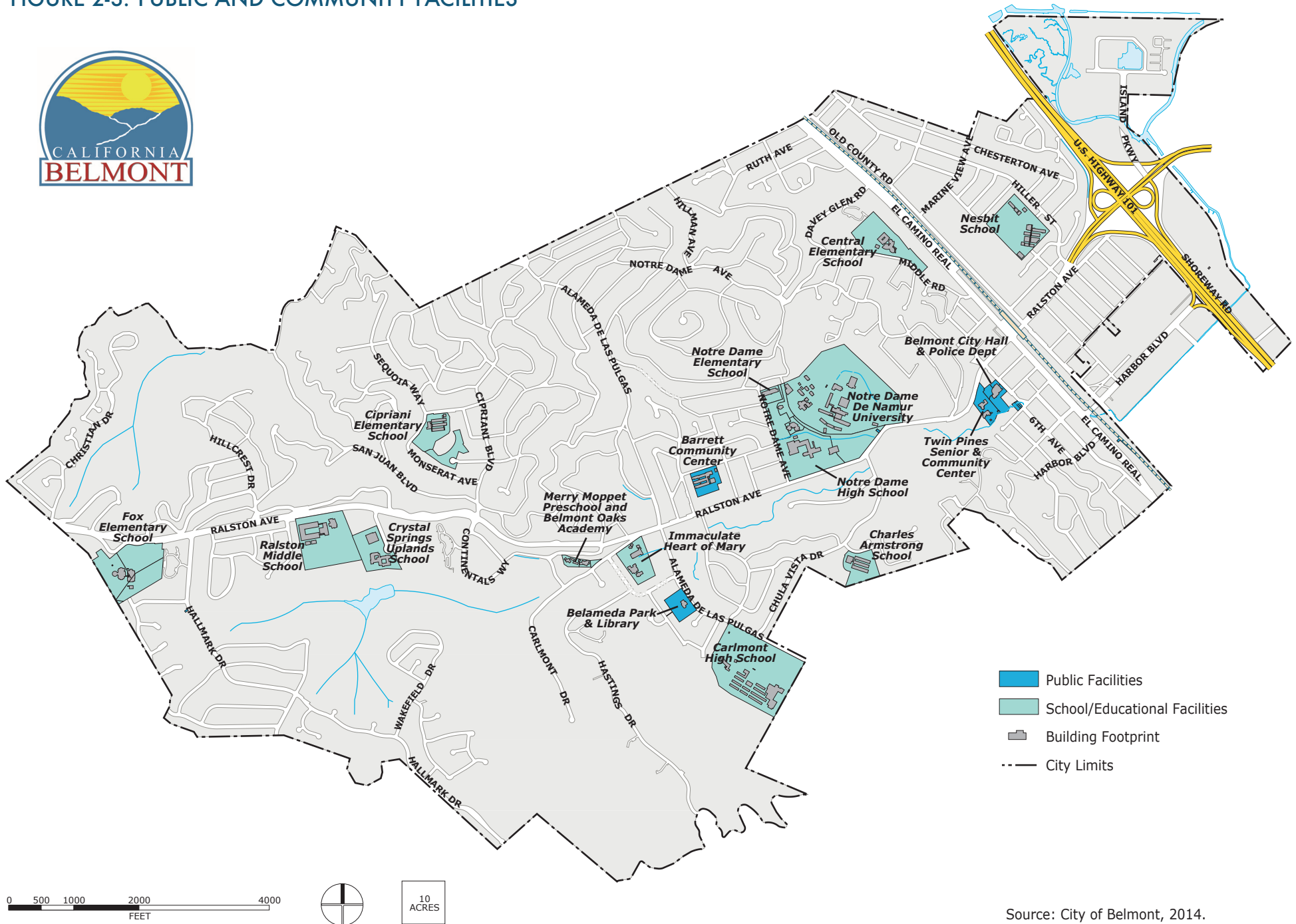


Many of the existing light industrial and service commercial uses are located in the eastern region of the Planning Area.



Public facilities, like Twin Pines Senior and Community Center, provide important public service to the Belmont Community.

FIGURE 2-3: PUBLIC AND COMMUNITY FACILITIES



Notre Dame de Namur University

Established in 1851 and located off of Ralston Avenue in Belmont, Notre Dame de Namur University (NDNU) is a fully accredited, private, Catholic, and co-educational university that offers 40 undergraduate, graduate, doctoral, and credential programs. In fall 2013, there were 2,030 full- and part-time students, including 1,213 undergraduate and 817 graduate students, enrolled at the university. The University is also one of the largest employers in Belmont, with approximately 600 full- and part-time employees. The 50-acre campus is an important cultural and educational facility for the Belmont community, as many of the art, leadership, and cultural events are open to the public. The University's Master Plan is used to guide the development of and improvements to the campus and facilities.

2.3 GENERAL PLAN LAND USE DESIGNATIONS AND DENSITY/INTENSITY STANDARDS

The following descriptions apply to land use designations shown with color, shade, or symbol on Figure 2-4. The designations in this section represent adopted City policy. They are meant to be broad enough to give the City flexibility in implementing the General Plan, but clear enough to provide sufficient direction

TABLE 2-2: PUBLIC SCHOOL ENROLLMENT 2013-2014

School Name	Serves Planning Area?	Enrollment from Planning Area (2013-2014)	Total Enrollment (2013-2014)	Enrollment Capacity, General Ed Classes
Elementary Schools (K-5)				
Central Elementary	Yes	478	478	480
Cipriani Elementary	Yes	365	365	375
Fox Elementary	Yes	449	449	460
Nesbit Elementary	Yes	349	380	420
Redwood Shores Elementary	Yes	402	426	460
Sandpiper Elementary	Yes	512	523	530
Total, Elementary	Yes	2,555	2,621	2,725
Middle School (6-8)				
Ralston Middle School	Yes	1,075	1,089	1,150
High School (9-12)				
Carlmont High School ¹	Yes	n/a	2,183	n/a
Total Enrollment²	Yes	3,630	5,893	3,875

Notes:

1. Carlmont High School's Total Enrollment is for 2014-2015, based on California Department of Education website. Data is unavailable for Enrollment from Planning Area and Enrollment Capacity in General Ed Classes.
2. The totals for Enrollment from Planning Area and Enrollment Capacity in General Ed Classes only include elementary and middle schools in the Planning Area.
3. Redwood Shores and Sandpiper Elementary schools are not located within the City of Belmont or its SOI.

Source: Belmont-Redwood Shores School District, 2014; California Department of Education, 2016; Dyett & Bhatia, 2016.



Six elementary schools serve the Planning Area along with one middle school and one high school.



The Belmont Library is an important cultural and educational asset to the Belmont community.

regarding the expected type, location and relation of land uses planned in the city. The City's Zoning Ordinance contains more detailed provisions and standards. More than one zoning district may be consistent with a single General Plan land use designation.

The density/intensity standards regulate how much development is permitted on a site. For non-residential uses, development intensity is controlled by a measure known as Floor Area Ratio (FAR), which refers to the ratio between a building's total floor area and the total area of the site. For instance, as illustrated in Figure 2-5, a one-story building occupying one half of a parcel has an FAR of 0.5; a two-story building occupying a quarter of the same parcel also has an FAR of 0.5. For residential uses, the density standards are expressed as the number of housing units per gross acre (dwelling units/acre, or DU/A); FAR and slope are also used to determine the intensity in some residential districts. Density and FAR are standard measures of site intensity that are used to evaluate development and during

the site planning review process. FAR applies to the entire development on a site, inclusive of any residential component; however, any parking garage space is not required to be included the FAR calculation, although parking garages are subject to various other development standards and design guidelines. Table 2-4, which follows the description of each land use designation below, summarizes the density and intensity ranges for each land use designation, as well as the total acreage in each land use category.

LAND USE DESIGNATIONS

Residential

- **Low Density Residential (1-7 DU/A).**

The Low Density Residential land use designation applies to the use of land primarily for single family detached residences, but can also include townhouse developments that are clustered to provide open space. The density range is one to seven units per gross acre.

TABLE 2-3: BRSSD ENROLLMENT PROJECTIONS, MEDIUM FORECAST¹

Grade	2014	2015	2016	2017	2018	2019	2020
K to 5	2,762	2,813	2,898	2,920	2,964	2,993	3,014
6 to 8	1,139	1,270	1,355	1,436	1,432	1,463	1,459
Total	3,901	4,084	4,253	4,356	4,396	4,456	4,474

Note:

1. Medium forecast assumes that current of recent values and trends will continue. This forecast uses the most recent five-year average grade progressions, and assumes that kindergarten enrollment will remain close to its current level.

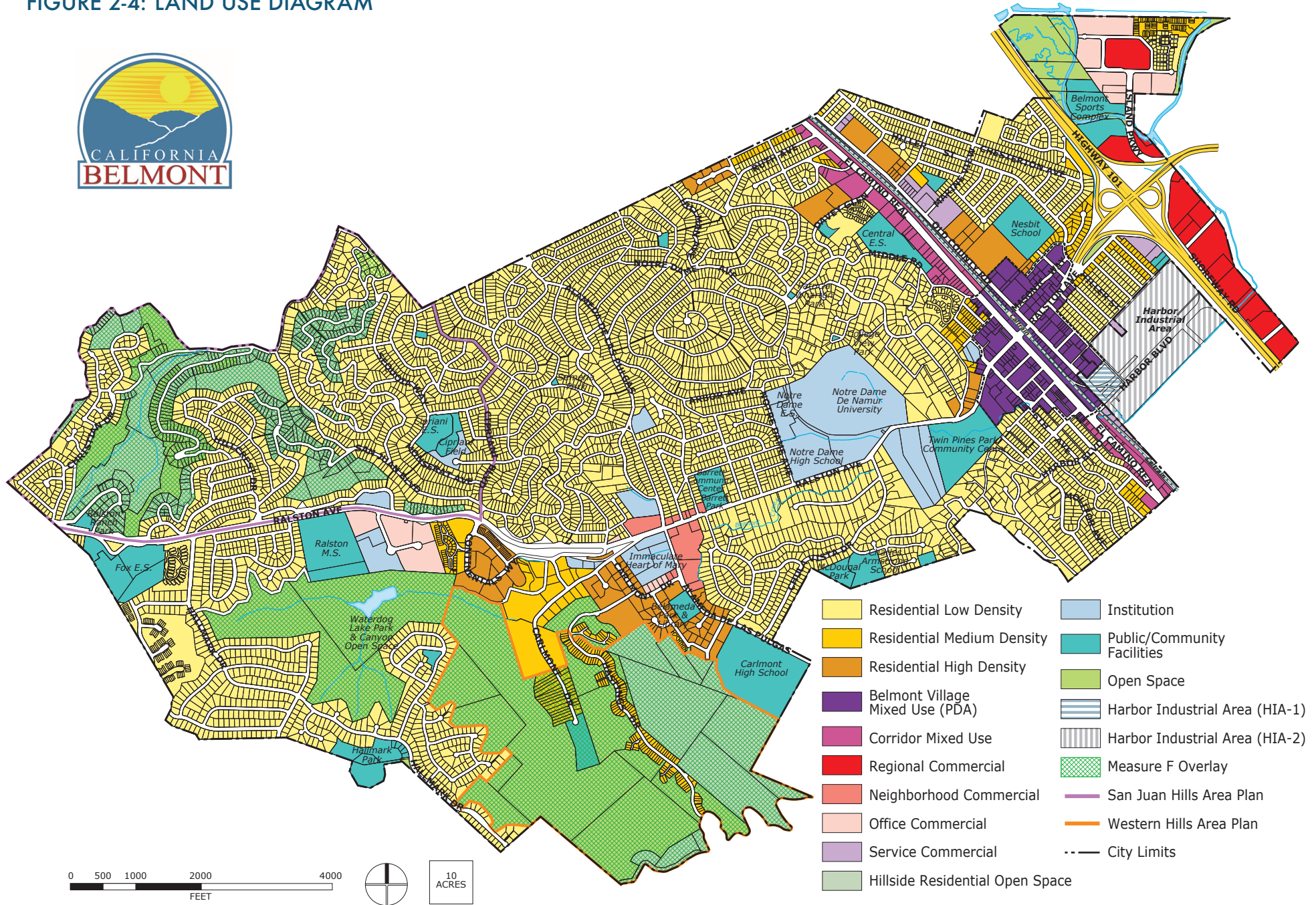
Source: Belmont-Redwood Shores School District, 2015.

- **Medium Density Residential (8-20 DU/A).** The Medium Density Residential land use designation applies to the use of land for duplexes, townhomes, low-rise apartment buildings, and other less intense multifamily residential development types. The density range is eight to 20 units per gross acre.
- **High Density Residential (21-30 DU/A).** The High Density Residential land use designation applies to multifamily housing ranging from 21-30 dwelling units per gross acre.
- **Hillside Residential and Open Space (density varies).** The Hillside Residential and Open Space land use designations apply to lands in the San Juan and Western Hills Plan areas. These Plan Areas contain steep slopes, species habitat, and environmental resources that the City is protecting through the provisions of the Plans and implementing zoning. The permitted density is a factor of the slope of the unsubdivided land; as slope increases, the maximum development density and intensity decreases. On subdivided lands, the permitted size of a residence decreases as the slope of the lot increases, as described in the Zoning Ordinance.



Notre Dame de Namur University is one of Belmont's most important institutions.

FIGURE 2-4: LAND USE DIAGRAM



Source: City of Belmont, 2017; Dyett & Bhatia, 2017.

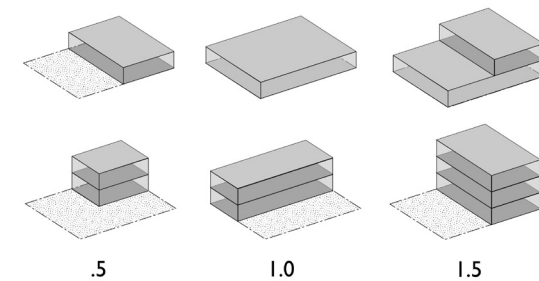
Mixed Use and Commercial

- **Belmont Village Mixed Use (FAR 2.0).** The Belmont Village Mixed Use land use designation applies to all parcels in the Belmont Village Priority Development Area (PDA) and is intended to promote a pedestrian-oriented, mixed use core in Downtown Belmont. The details for the Belmont Village PDA, including the precise mix of uses, are provided in the Belmont Village PDA Specific Plan. The Belmont Village Mixed Use designation allows for residential uses, as well as retail, service, office, and entertainment uses, where appropriate, in a vertical and/or horizontal mixed use setting. Small- and medium-sized retail uses are encouraged in the Village, focusing on meeting neighborhood and community needs; as well as unique specialty shops that attract locals and visitors alike. The maximum FAR in the Belmont Village Mixed Use designation is 2.0 for all uses. With provision of substantial community benefits, projects may build to a maximum FAR of 2.5. The Belmont Village Specific Plan provides detailed density and intensity standards for subdistricts.
- **Corridor Mixed Use (FAR 1.75; 45 DU/A).** The Corridor Mixed Use land use designation applies to parcels along El Camino Real outside of the Belmont Village PDA and is intended to provide community and visitor-serving retail

and services, lodging, office, and high density residential in a horizontal and/or vertical mixed use setting. A mix of uses in individual developments is encouraged but not required. The maximum FAR is 1.75 and the maximum residential density is 45 DU/A. If a public benefits zoning ordinance is adopted that requires greater proportional public benefits than would be required for projects up to 45 du/ac, then projects may build to a maximum FAR of 2.2 and a maximum residential density of 60 du/ac. FAR applies to the entire development on a site, inclusive of any residential component.

- **Regional Commercial (FAR 1.8).** The Regional Commercial land use designation allows for community-serving retail and services; visitor- and retail-serving auto-oriented commercial services, such as lodging, service stations, car dealerships, and commercial office uses. Some light industrial and research and development (R&D) uses may also be permitted. The maximum FAR for Regional Commercial is 1.8. More than one zoning district may apply to areas within the Regional Commercial designation, to ensure that auto-oriented uses are appropriately situated among the community-serving retail and services in the area.
- **Neighborhood Commercial (FAR 1.5).** The Neighborhood Commercial

FIGURE 2-5: FLOOR AREA RATIO DIAGRAM





Low Density Residential



Medium Density Residential



High Density Residential

land use designation is intended to provide neighborhood retail and service uses to the residents of Belmont. The maximum FAR for Neighborhood Commercial is 1.5.

- **Office Commercial (FAR 1.5).** The Office Commercial land use designation provides for professional office, executive office, and other office uses. The maximum FAR for Office Commercial is 1.5.
- **Service Commercial (FAR 1.5).** The Service Commercial land use designation accommodates heavy and service commercial and light industrial uses, such as repair shops, small warehouses, wholesale establishments, automotive services, and light manufacturing. The maximum FAR for Service Commercial is 1.5.

Other

- **Institutional.** The Institutional land use designation applies to educational, cultural, faith-based and health-related services, and it may include a residential component. No set density/intensity standards are defined for this designation; rather, the Planned Development (PD) process defines these on a project-by-project basis.
- **Public/Community Facilities.** The Public/Community Facilities designation applies to all public and community facilities, including public schools, city parks and recreation facilities, community centers, the library, and various other publically owned facilities, such as public infrastructure. Currently, there are multiple zoning designations for city parks in the Zoning Ordinance, including Agriculture, which makes it difficult for the City to administer simple improvements to some of the parks. By including city parks in the Public/Community Facilities designation (rather than categorizing them as Open Space), the City gains greater flexibility in planning and programming for these spaces. No density/intensity standards are defined for this designation.
- **Open Space.** The Open Space land use designation applies to natural open spaces that are undeveloped/unimproved and are not intended to see significant improvements associated with city parkland (e.g., play structures, athletic fields, etc.). Trails may be provided, and the areas may be maintained to manage wildfire risk, erosion, and other hazards where feasible. No development intensity is assumed for this designation.
- **Harbor Industrial Area (FAR 5.0).** The HIA land use designations, shown in crosshatch patterns on the Land Use Diagram, apply to the unincorporated area within Belmont's SOL. Harbor

Industrial Area 1 (HIA-1) is intended to provide high density residential as well as light industrial, retail, hotel, and research and development uses. Harbor Industrial Area 2 (HIA-2) is intended to provide a similar set of uses, excluding residential uses while adding large floorplate retail uses. The maximum FAR for both HIA-1 and HIA-2 is 5.0, and while no residential densities are specified, there is a height limit of six stories. More specificity will be established through pre-zoning, if annexation were to occur.

Measure F Overlay

Also shown on the Land Use Diagram, the Measure F Overlay is shown as a crosshatch pattern over lands that are subject to Measure F, which was passed by Belmont voters in 2005. The measure stipulated that any changes to the existing Hillside Residential and Open Space Zoning Districts (HRO-1, HRO-2, and HRO-3) (which correspond to the Hillside Residential Open Space and Open Space land use designations in the General Plan) that would increase the maximum allowed density must be approved by Belmont voters. Measure F also requires approval from Belmont voters to rezone land from an HRO District to another district that allows increased development density.

San Juan Hills Area Plan

The San Juan Hills Area Plan was adopted in 1988 in response to a goal identified in the 1982 General Plan. The San Juan Hills Area Plan was developed to address the unique conditions within the San Juan Hills, which is an area bounded by San Juan Boulevard to the east, Ralston Avenue to the south, San Mateo County to the west and the City limits shared with San Mateo to the north. The San Juan Hills area contains a substantial portion of the city's vacant lands and valuable natural features and resources, including creeks, dense stands of trees, rock outcroppings, and wildlife habitat. Much of the San Juan Hills area is visible from Ralston Avenue and State Route 92.

The San Juan Hills area is beset by a combination of severe geologic hazards, flood hazards, steep slopes, and potential wildland fire hazards. Many of the parcels in the area were created in the 1920s in absence of improved roads and infrastructure serving the lots. As a result, many lots are substandard in area because they do not meet the current minimum lot area and/or dimensions that are specified in the Zoning Ordinance. In addition, many of the parcels are located on "paper street" roadways that exist on old subdivision maps and assessor parcel pages but are not constructed and largely infeasible to construct. However, while there are still lots that are not served by infrastructure, improvements have been made and some lots



The Village Corridor Mixed Use designation is intended for a mix of community and visitor-serving uses.



The General Plan aims to provide adequate community-serving facilities such as parks, community centers, and the Belmont Library and City Hall (pictured above).

are considered potentially developable. The Area Plan reduces development potential in the planning area, increases the provision of open space, addresses the provision and financing of infrastructure, mitigates geologic and hydrologic issues, limits density and intensity of development, and provides community design standards. Updating the San Juan Hills Area Plan to reflect conditions that have changed since its adoption in 1988 is an implementation priority of the General Plan.

Western Hills Area Plan

With similar environmental conditions and challenges as the San Juan Hills area, an Area Plan for the Western Hills was adopted in 1990. The Western Hills Plan area is approximately 300 acres and bounded roughly by the Continental and Carlmont residential areas to the north, Village Drive residential area and Carlmont High School to the east, the City of San Carlos to the south, and the Hallmark residential neighborhood to the west. Hastings Drive separates the Plan area into two subsections, east and west of Hastings Drive, and at the time of the Plan's adoption, it was the only through street that served the area. Carlmont Drive provides access to the valley floor in the area west of Hasting Drive. The area east of Hastings Drive contains moderate slopes, less vegetative cover and signs of previous grading. The entire Plan area is an enclave for wildlife underscored

in importance by its proximity to Waterdog Lake.

Similar to the San Juan Hills Area Plan, the Western Hills Area Plan reduces development potential in the planning area, increases the provision of open space, addresses the provision and financing of infrastructure, mitigates geologic and hydrologic issues, limits density and intensity of development, and provides community design standards. Updating the Western Hills Area Plan to reflect conditions that have changed since its adoption in 1990 is another implementation priority of the General Plan.

GENERAL PLAN BUILDOUT

Likely development under the General Plan is referred to as buildout. The General Plan has a 2035 horizon; however, the plan does not specify or anticipate when buildout will occur, as long-range demographic and economic trends are difficult to predict. The designation of a site for a certain use also does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development will depend on property owner initiative.

With much of the city currently “built out,” or developed, and the preservation of open space a priority, undeveloped land available for development is limited in Belmont. Most of the development over the next 20 years is

TABLE 2-4: DENSITY AND INTENSITY STANDARDS AND ACREAGE TOTALS FOR GENERAL PLAN LAND USE DESIGNATIONS

General Plan Land Use Designation	Residential Density (gross dwelling units/acre)	Non-Residential Intensity (FAR)	Acres	Percent of Planning Area
Residential			1,614.5	64.9%
Residential Low Density	1 – 7	-	1,214.1	48.8%
Residential Medium Density	8 – 20	-	88.7	3.6%
Residential High Density	21 – 30	-	88.2	3.5%
Hillside Residential Open Space	Determined by slope; Section 4.7 of Zoning Ordinance	-	223.5	9.0%
Mixed Use and Commercial			199.2	8.0%
Belmont Village Mixed Use (PDA)	N/A except as provided in Belmont Village Specific Plan	Up to 2.0 (2.5 with provision of community benefits)	54.3	2.2%
Corridor Mixed Use	Up to 45 du/ac (60 du/ac with provision of community benefits)	Up to 1.75 (2.2 with provision of community benefits)	28.4	1.1%
Regional Commercial	-	Up to 1.8	45.0	1.8%
Neighborhood Commercial	-	Up to 1.5	13.3	0.5%
Office Commercial	-	Up to 1.5	43.7	1.8%
Service Commercial	-	Up to 1.5	14.6	0.6%
Other			622.2	25.0%
Institution	-	-	108.8	4.4%
Public/Community Facilities	-	-	161.4	6.5%
Open Space	-	-	352.0	14.2%
Total Acres Within City Limits			2,435.9	98.0%
Harbor Industrial Area 1	-	Up to 5.0	5.3	0.2%
Harbor Industrial Area 2	-	Up to 5.0	45.1	1.8%
Total Acres Within Planning Area			2,486.3	100.0%

Note: Acreage does not include Rights-of-Way. Numbers rounded to the nearest tenth of an acre; totals may not sum precisely due to rounding.

Source: City of Belmont, 2016; Dyett & Bhatia, 2016.

likely to take place on sites that are currently vacant and on sites that are currently underutilized, where the value of the land is worth substantially more than the value of the structure on the land. In addition, future development may come from expanded development on sites with existing structures or redevelopment of sites and structures that come to the end of their useful life over the next 20 years.

There are a number of smaller vacant sites in the western hillsides in Belmont's residential neighborhoods, but many of these sites face significant development constraints. Many of the larger vacant lots are located in the San Juan Hills north of Ralston Avenue or in the Western Hills south of Ralston Avenue, in between Hastings Drive and Carlmont High School. Ultimately, many of these vacant lots in western Belmont are located on steep slopes or face other environmental constraints, so development opportunities are limited.

Most of the vacant and underutilized sites in the Belmont Planning Area tend to be clustered in the eastern half of the city, especially in the Belmont Village PDA, along El Camino Real, and east of US 101. The sites located in these areas may be appropriate for different types of development, depending on their land use designation, parcel size, and other factors. It is likely that much of the growth and change in Belmont over the next 20 years will occur in these areas, which are

well served with existing public facilities and services, including transportation facilities, and commercial and community uses.

Given the large number of adjacent underutilized and vacant sites in the Belmont Village PDA, this area in particular is a good candidate to experience growth and change in the coming years. The Belmont Village PDA is envisioned to be the new vibrant town center for the city. All of the parcels in the Belmont Village PDA have been designated with the land use Belmont Village Mixed Use, and the precise mix of uses for individual parcels is detailed in the Belmont Village Specific Plan.

Buildout Population

By 2035, Belmont's population is projected to increase by about 4,100 residents, 1,500 households, and about 3,300 jobs, as shown in Table 2-1. As discussed above, it is expected that much of this growth will occur in eastern Belmont, especially in the Belmont Village PDA, while most of the residential neighborhoods will experience less growth and change.

Jobs-Housing Balance

Jobs-housing balance refers to the condition in which a single community offers an equal supply of jobs and housing, which theoretically would reduce the need for people to commute in or out of town for work. In reality, the match of education, skills and interests is not

always accommodated within the boundaries of one community. Still, matching the jobs-housing balance to the workforce needs to availability of housing types/prices can potentially reduce commute travel. To measure a community's jobs-housing balance, it is typical to look at employed residents rather than housing units. A jobs to employed residents ratio of 1.0 would indicate parity between jobs and employed residents, although because of regional interdependencies, inter-city commuting will still result.

Belmont has been primarily established as a residential community, with smaller commercial and employment centers, and traditionally, many residents have commuted out of the city for work. This is reflected in Belmont's jobs/employed residents ratio, which is shown in Table 2-5, based on data from ABAG's 2013 Projections. In 2010, the ratio of jobs to employed residents was about 0.64, and over the planning period, the number of jobs is expected to increase slightly more than the number of employed residents, so that by 2035 it is projected to increase to 0.69.

2.4 ECONOMIC OPPORTUNITY

This section contains goals, policies, and actions to support enhanced economic



The Western Hills Area Plan increases the provision of open space in Belmont.



Vacant parcels may offer potential development opportunities in Belmont.

opportunity in Belmont, enable the City to direct local resources to retain and assist local businesses, and attract new businesses that will increase its tax base and economic diversity. While economic development activity occurs in the private sector, a city's economic success is partly a result of proactive city initiatives and maintaining a balanced land use program. This section of the Land Use Element is designed to ensure that the City continues to promote local economic vitality and business diversity in Belmont. It includes a summary of Belmont's economic strengths and challenges. While most of Belmont's residential neighborhoods will not change significantly in the next twenty years, there are a number of focus areas for economic growth that could see increased development and activity over the planning period, particularly in eastern Belmont.

STRENGTHS

Belmont's strategic location is a key asset for economic development. The city is located in the middle of two national economic hubs – San Francisco and Silicon Valley. Furthermore, Belmont's Caltrain station and the proximity of major highways (US 101, Interstate 280, and Highway 92) provide crucial connections to the regional transportation network. Any future development in the Belmont Village area will have significant potential to serve the local

Belmont community as well as the broader region.

With its natural landscape and good public school system, Belmont is a beautiful and safe place to settle. The Belmont community is made up of largely affluent families, youth, and seniors, all of which create a strong demand for many types of industries such as health care and education. Belmont also has a number of local businesses that provide valued goods, services, and employment opportunities for the community as well as tax revenue for the City.

Belmont takes great pride in the educational sector. Notre Dame de Namur University helps define Belmont as a place for higher education and professional development. The quality of the local public school districts contributes to Belmont's high property values and desirability to families. Belmont's educational sector has a bigger share of employment compared to the entire San Mateo County, which will continue to be true in the future based on Association of Bay Area Governments' projections.

CHALLENGES

Regionally, although Belmont reached a record high employment level in 2013, the City's labor force remains small compared to its peer cities. Currently, the city is more established as a residential community than an employment hub, with more working residents

than jobs. Most of the land in Belmont has been developed, and the city is primarily composed of single family residences and natural open spaces. The housing vacancy rate in Belmont is very low, and there is strong demand for more housing in the city, especially for individuals and families with lower and middle incomes. Belmont faces sometimes competing interests for the limited amount of land available for development or redevelopment: providing more housing, increasing the business and employment opportunities, improving the City's tax base, and improving the competitive economic edge of the city.

ECONOMIC DEVELOPMENT AND THE CITY'S ROLE

With vacant land increasingly in short supply and a resurgence in the regional and national economies, Belmont must prioritize the type and the location of developments that provide the greatest economic benefit. While a significant level of economic development activity occurs in the private sector, the City can work to: ensure city policies do not impede the needs of businesses to move or expand; facilitate and act as a catalyst for development in strategic market segments; and be a liaison to connect businesses with resources and problem-solvers to address barriers to entry/growth/expansion. The City can also continue to promote development that results in fiscal benefits to the city, and maintain and

enhance community character and the public realm by coordinating and providing for infrastructure improvements.

A coordinated economic development strategy is also essential for Belmont to support its community development objectives – such as providing and maintaining parks, protecting open space, and maintaining high levels of municipal services. While the Economic Opportunity section of the Land Use Element sets goals and policies for long term economic growth, the City has adopted a separate Economic Development Strategy, which is appropriate for further defining and implementing goals and policies and establishes nearer-term goals. The Economic Development Strategy is anticipated to be updated more frequently than the General Plan, to respond to changing economic conditions and priorities. A managed program of fiscal development, strategic public improvements, and balanced land use will help maximize resultant community benefits.

FOCUS AREAS FOR ECONOMIC GROWTH

The City has identified six focus areas for economic growth in Belmont, which are shown on Figure 2-6 and described below. Figure 2-6 also shows Belmont's potential opportunity sites, which are sites that have the potential to accommodate new development or redevelopment over the next 20 years.



Belmont is primarily a residential community and traditionally, many residents have commuted out of the city for work.

TABLE 2-5: JOBS/EMPLOYED RESIDENTS BALANCE

	2010	2035 Buildout
Jobs	8,200	10,100
Employed Residents	12,700	14,600
Jobs/Employed Residents	0.64	0.69

Note: Figures rounded to the nearest hundred.

Source: ABAG Projections, 2013.



Belmont's Caltrain station provides key connections to the regional transportation network and to San Jose and San Francisco.

Many of the potential opportunity sites are located in the focus areas for economic growth.

Potential opportunity sites were identified by mapping undeveloped and underutilized land, using the County Assessor's data, field study, information from City staff, and review of aerial photography. The County Assessor's data was used to preliminarily identify underutilized land by identifying parcels with a low assessed value ratio, or AV ratio. AV ratio is defined here as the ratio of the value of existing permanent improvements (i.e. buildings) to the value of the land. Where this ratio is less than one, a parcel may be considered to be underutilized. A ratio of less than 0.5 indicates even greater potential. In other words, where the value of the land is worth substantially more than the value of the structure on it, a site may be a candidate for redevelopment. In addition, sites that are currently open storage areas are also considered underutilized sites that may be redeveloped in the future.

It is important to note that sites identified as potential opportunity sites are just that—potential opportunities. Actual development decisions on these sites will be made by the individual property owners. It is possible that some or all of these sites will not experience any changes at all; it is also possible that sites not identified in this analysis will undergo redevelopment. This analysis is merely a tool

intended to identify and quantify areas in Belmont where, if any, future development is most likely to occur.

Belmont Village PDA

Over the past decade, Belmont Village has been the subject of numerous planning and visioning exercises, and the area has seen some development activity, but its full potential remains to be realized. The area currently has a mix of low density, auto-oriented commercial and retail uses, service commercial uses, single family and multifamily residential uses, and City Hall. The Village also has a large number of surface parking lots, as well as some vacant and underutilized sites, and its redevelopment potential over the course of the planning period is strong. Long desired and strongly supported by the Belmont community, the Belmont Village PDA is envisioned to be the city's true town center and commercial core, with living, shopping, working, and entertainment opportunities for residents and visitors alike, in a vibrant mixed-use setting.

Since the adoption of the Downtown Specific Plan in 1990, redevelopment has occurred on several of the key target sites in downtown, including the Safeway. The City has also acquired multiple parcels that can be consolidated and redeveloped in the future; however, several of these sites must be developed with low to moderate income housing, as they were assets of the City's

Redevelopment Agency. Over the past two decades, focused studies have identified the major challenges of downtown development, which include the absence of new housing units near the Village core, the lack of walkability near the El Camino Real intersections, and the insufficient market demand for retail.

Recognizing these challenges, specific improvement goals and policies for the Belmont Village PDA are included in this element. On the Land Use Diagram, the entire Belmont Village PDA has been designated Belmont Village Mixed Use; this designation supports a vertical or horizontal mix of residential, commercial, office, and entertainment uses and increased density and intensity of development. Policies also support incentives to encourage parcel assembly and facilitate development. The Belmont Village Specific Plan provides additional detailed information on the vision for the Village regarding land uses, circulation, urban design and development standards, utilities and public services, community facilities, affordable housing strategies, the environment, and implementation.

El Camino Real

Outside of Belmont Village PDA, the El Camino Real corridor is another focus area of economic activity in the city with strong opportunities for growth and development in the coming years. Many of the city's vacant and underutilized parcels are located along

the El Camino Real corridor. On the western side of the street, parcels are often small or unusually shaped, with older, one to two story buildings. The eastern side of the street has long, narrow parcels predominantly occupied by surface parking lots for Caltrain. This area is already beginning to be a focus area for growth, as a number of sites along El Camino Real have development projects in the pipeline.

The General Plan supports the vision of a “grand boulevard” along the corridor, which is promoted by the regional Grand Boulevard Initiative for El Camino Real. The corridor is envisioned as a place for residents and visitors to work, live, shop, and play in Belmont, with improved walking, bicycling, and transit facilities. On the Land Use Diagram, the parcels along the corridor have been designated Corridor Mixed Use, and a vertical or horizontal mix of uses is encouraged, including residential, commercial, office, and entertainment uses. Increased density and intensity standards are included in the land use strategy to promote development of vacant parcels and redevelopment of underutilized parcels along the corridor. Policies also support incentives to encourage parcel assembly and facilitate development.

Harbor Industrial Area

The HIA is the unincorporated land at the southeast quadrant of Old County Road and

FIGURE 2-6: FOCUS AREAS FOR ECONOMIC GROWTH



O'Neill Avenue, and bordered by US 101 to the east. The HIA is in the City's Sphere of Influence and hosts a variety of industrial and commercial activities. It was identified as a special study area in the City's 2003 Economic Development Strategy report. The report suggested that annexation of the HIA to Belmont would diversify Belmont's existing labor source and add to the City's total employment by around 20 percent. Over the planning period, the vision is to achieve annexation of the HIA and fully integrate it into the Belmont community. The Land Use Diagram provides two designations for the HIA. HIA-1 continues to accommodate the light industrial uses traditionally present in the area, as well as retail, hotel, research and development. Given its proximity to the Belmont Village PDA, HIA-1 also allows for high density residential uses. HIA-2, the larger of the two HIA designations in terms of acreage, allows for the same mix of uses except for the exclusion of residential uses and the additional accommodation of large floorplate retail uses meant to attract big box tenants. As the area redevelops over time, creation and preservation of middle-class jobs should be balanced with new office and residential development opportunities.

Carlmont Village

Around the intersection of Ralston Avenue and Alameda de las Pulgas, Carlmont Village provides neighborhood commercial retail and services for the Belmont community. There

are a number of community facilities nearby as well, including places of worship, Belameda Park and Library, Barrett Community Center, and Carlmont High School. As a focus area for economic growth, Carlmont Village is envisioned to see increased neighborhood commercial and community activity to serve Belmont residents over the planning period. In addition, the future redesign and revitalization of Barrett Community Center is supported to provide additional recreational opportunities for Belmont residents and increase activity in the area. On the Land Use Diagram, there is a mix of Neighborhood Commercial, Institutional, and Public/Community Facilities land use designations in the Carlmont focus area. Increased intensity of development on parcels with the Neighborhood Commercial use is supported as well.

East of US 101

The area east of US 101 is a focus area for economic growth in Belmont that is centered on regional commercial uses. With easy freeway access, the area currently has an employment and visitor focus, with a mix of office, light industrial, auto-oriented commercial, and motel uses; there are also several vacant or underutilized sites. Compared to Belmont's other focus areas for economic growth, the parcels in the area east of US 101 are larger in size and could provide opportunities for larger, regional-serving employment centers and other development



The Village is envisioned to be the town center and commercial core of Belmont.



The General Plan supports the vision of El Camino Real becoming a “grand boulevard” and aims to improve walking, bicycling, and transit facilities along the corridor.



The Harbor Industrial Area is identified as a special study area and if annexed, would diversify and increase Belmont’s existing employment base.

projects. The area is designated Regional Commercial on the Land Use Diagram and supports increased development intensity.

Davis Drive

Davis Drive is an employment area located off of Ralston Avenue in western Belmont, just east of Ralston Middle School, and is a focus area for economic growth. Davis Drive is currently home to older office and warehouse uses, as well as a number of large surface parking lots. The area is envisioned to change in the coming years, and new uses could provide important revenue for the City. On the Land Use Diagram, the Davis Drive area is designated Office Commercial, which allows increased density to support development. Policies to support master planning for this area are included.

2.5 HISTORIC PRESERVATION

This section describes Belmont’s existing historic buildings and historic district, and outlines a program for enhancing protection of historic resources in the context of growth and change under the General Plan. Paleontological and archeological resources are discussed in the Conservation Element.

HISTORIC CONTEXT OVERVIEW

Before the Spanish colonization, the Belmont region was home to Salson and Lhamshin

people. As California became a state in the Union in the mid-nineteenth century, Belmont experienced its first development boom, which included the railroad construction and the development of a commercial core (the “Corners”) along Old County Road. In the late 1860s, entrepreneur William Chapman Ralston built the renowned mansion, Ralston Hall, which has become Belmont’s most important historic landmark. Belmont was incorporated as a city in the early twentieth century. Around the same time, Notre Dame de Namur University was relocated to Belmont, and became one of the most important cultural and historic landmarks of the city. The City of Belmont, similar to many other parts of the Bay Area, experienced a population and housing boom in the 1950s and 1960s. Belmont’s population growth tapered in the 1970s and has remained stable since that time.

KEY REGULATORY CONTEXT

National Historic Preservation Act

The National Historic Preservation Act (NHPA) is the most prominent federal legislation regarding historic preservation. The NHPA guidelines cover historic, cultural, and natural resources preservation, and it includes regulations for both federal landholding agencies and agencies pertaining to projects that are funded, permitted, or approved by any federal agency. Project reviews are carried out by the Office of Historic Preservation (OHP) at the federal level.

National Register of Historic Places

The National Register of Historic Places, or National Register, is an inventory of districts, sites, buildings, structures, and objects significant on a national, State, or local level in American history, architecture, archeology, engineering, and culture. The National Register is established according to NHPA, and maintained by the National Park Service, the Advisory Council on Historic Preservation, State Historic Preservation Office, and grants-in-aid programs. For a building to be potentially listed in the National Register, it must be over 50 years old, have historic significance, and retain its physical integrity unless it is deemed to have exceptional importance.

California Register of Historic Resources

California Register of Historic Resources includes all properties listed in the National Register and properties that are not listed in the National Register but are proven to be historically significant by local preservation ordinances or surveys. Nominations of historic resources are reviewed by the California Office of Historic Preservation (OHP) staff and approved by the State Historical Resources Commission (SHRC).

California Environmental Quality Act Guidelines

The California Environmental Quality Act (CEQA) Guidelines require any project include its effect on the local historic or

archeological resources, if applicable, in its environmental impact report. Generally, any projects that are listed in the National Register, California Register, or local register as defined in the Public Resources Code are considered historically significant under CEQA. This enables a lead agency to require an applicant to make reasonable effort to preserve or mitigate impacts to any affected unique archeological resource, and it also establishes that adverse effects on a historic resource qualifies as a significant effect on the environment.

California Historical Resources Information System

The California Historical Resources Information System (CHRIS) is a statewide system that manages all historical resources identified in California. CHRIS is a cooperative partnership between the citizens of California, historic preservation professionals, twelve Information Centers, and various agencies. The Northwest Information Center (NWIC), located at Sonoma State University, is the regional resource for the City of Belmont.

HISTORIC RESOURCES IN BELMONT

1991 City of Belmont Historical Resources Inventory

The City of Belmont conducted a historical resource inventory (the Inventory) in 1991, which identifies two historic districts and 52



Carlmont Village provides local shops and services a vibrant opportunity for continued economic growth in Belmont.

historic buildings and structures. Table 2-6 shows existing historic resources listed in the Inventory, which includes some resources listed on the National Register and on the California Office of Historic Preservation Historic Properties Directory.

Historic Districts

The City's Inventory identifies two historic districts – Belburn Village Historic District and Waltermire Historic District.

The Belburn Village Historic District consists of a two block area of Belburn Drive and Avon Street. It was one of the ten subdivisions in northwest Belmont by the Belmont Country Club Properties after the incorporation of the city in the late 1920s. It was also the largest, single-development real estate project in the history of Belmont. However, due to poor financial planning and the following economic depression, the Belburn Village was only partially built out. All residences in the Belburn Village, most of which are in the Tudor Revival style, were built in a two year period between 1927 and 1928. The infill of these residences initiated the residential growth of the community.

The Waltermire Historic District consists of approximately two city blocks bounded by El Camino Real, Sixth Avenue, Waltermire Street, and O'Neill Avenue. It is the oldest Belmont neighborhood that remains intact. Furthermore, it represents the highest

concentration of early residential buildings in the context of Belmont's working class. The buildings were built between 1905 and 1936 and have a variety of architectural styles, including Queen Ann, Shingle, Colonial Revival, Bungalow, Spanish Eclectic, and English Cottage.

Landmarks and Structures

Of the 52 historic landmarks and structures in the city of Belmont, only one is listed in the National Register of Historic Places and nine are considered meeting the National Register criteria. These buildings include many residences, commercial buildings, and other religious and public facilities. There are 12 resources listed on the State of California Office of Historic Preservation Historic Properties Directory.

Ralston Hall, located in the Notre Dame de Namur University, is both a National Historic Landmark and a State Landmark. Built in 1868, Ralston Hall was originally a summer home of the prominent entrepreneur William Chapman Ralston. It became an asset of the Notre Dame de Namur University and was then used as classrooms, administrative offices, and event venues. In 2012, the building was considered unsafe in earthquake events and was closed to the public.

Other Historic Resources

Since the City's published Inventory in 1991, more buildings and structures have been

deemed historically significant by regional and State agencies. For example, the Manor Building, located in Twin Pines Park, is a city landmark and houses the Belmont Historical Society, which provides historical information about the city. Figure 2-7 shows the location of Belmont's historic resources that are currently listed as local, State, and national historic resources, as well as local resources that meet National Register criteria. Table 2-7 shows a list of historic and prehistoric resources in Belmont found by the Northwest Information Center of the California Historic Resources Information System, which is one of ten information centers affiliated with the State of California Office of Historic Preservation, through a comprehensive record search in 2014. Some of the properties may be listed on the City's 1991 Inventory, which is shown in Table 2-6. The City may consider incorporating this list in the next historical resources inventory update. Note that the sites classified as "prehistoric" in the following table are addressed in the Conservation Element.



The Twin Pines Manor house was built in 1908 and is now a rental facility for the public.

TABLE 2-6: CITY OF BELMONT HISTORICAL RESOURCES INVENTORY (1991)

Address	Year	Style	Designation ¹	Significance ²
600 Alameda de las Pulgas			HR	Arch
709 Alameda de las Pulgas	1925	French Eclectic	NE	
751 Alameda de las Pulgas			L	Arch/Hist
790 Alameda de las Pulgas			L	Arch/Hist
838 Alameda de las Pulgas			HR	Arch
1060 Alameda de las Pulgas	1920	Mission Revival	L; HR; NE	Arch/Hist
903 Avon St	1927	Tudor Revival	HR; C	Arch
904 Avon St	1927	Tudor Revival	HR; C	Arch
909 Avon St	1927	Tudor Revival	HR; C	Arch
910 Avon St	1927	Tudor Revival	HR; C	Arch
913 Avon St	1927	Tudor Revival	HR; C	Arch
1617 Belburn Dr	1928	Tudor Revival	HR; C	Arch/Hist
1703 Belburn Dr	1927	Tudor Revival	HR; C	Arch
1705 Belburn Dr	1927	Tudor Revival	HR; C	Arch
1789 Belburn Dr	1927	Tudor Revival	HR; C	Arch
1801 Belburn Dr	1927	Tudor Revival	L	Arch/Hist
1803 Belburn Dr	1927	Tudor Revival	HR; C	Arch
2200 Carlmont Dr			L	Arch/Hist
1 Davey Glen Rd	1890	Queen Anne/ T.R.	L; NE	Hist
730 El Camino Real			CA; HR	Arch
1426-28 El Camino Real			HR	Arch
1240 Elmer St			HR	Arch
1255 Fifth Ave	1907	Vernacular	HR; C	Arch
1300 Fifth Ave			CA; L	Arch/Hist
1602 Francis Ave			HR	Arch/Hist
525 Kingston Rd			HR	Arch
600 Kingston Rd	1927	Tudor Revival	L; NE	Arch
2351 Lyaill Way			HR	Arch/Hist
2020 Mezes Ave			HR	Arch

TABLE 2-6: CITY OF BELMONT HISTORICAL RESOURCES INVENTORY (1991)

Address	Year	Style	Designation ¹	Significance ²
588 Middle Rd			HR	Arch/Hist
1110 Old County Rd			HR	Arch/Hist
875 O'Neill	1936	Spanish Eclectic	CA; L	Arch/Hist
900 O'Neill	1928	English Cottage	HR; C	Arch
700 Ralston Ave	1903	Commercial	L; NE	Arch/Hist
843 Ralston Ave.			L	Arch/Hist
1085 Ralston Ave	1907	Mission Revival	L; NE	Arch/Hist
1403 Ralston Ave			HR	Arch
1500 Ralston Ave. (3 Sites) ⁴	1864	Italianate	N; CA; L	Arch/Hist
1085 Sixth Ave			HR	Arch
1201 Sixth Ave	1928	English Cottage	HR; C	Arch
1235 Sixth Ave	1900	Queen Anne	HR; C	Arch
1265 Sixth Ave	1905	Eastern Shingle	HR; C	Arch
1441 Sixth Ave			HR	Arch
1457 Sixth Ave			HR	Arch
1556 Sixth Ave	1925	Spanish Eclectic	L; NE	Arch
857 South Rd	1907	Mission Revival	L; NE	Arch
1441 Sunnyslope Ave			HR	Arch
845 Waltermire St	1923	Bungalow	HR; C	Arch
901 Waltermire St	1905	Eastern Shingle	HR; C	Arch/Hist
925 Waltermire St	1924	Bungalow	HR; C	Arch
935 Waltermire St	1920	Colonial Revival (Federal)	HR; C	Arch
955 Waltermire St	1928	Bungalow	HR; C	Arch

Note:

1. N = Listed on the National Register of Historic Resources; NE = Eligible for the National Register of Historic Resources; CA = Listed on the California Office of Historic Preservation Historic Properties Directory; L = Local Landmark (Highest Importance); HR = Local Historic Resource (Major Importance); C = Local Building Contributing in a Historic District.

2. Arch = Architectural; Hist = Historical.

3. This is the former address of the Emmett House, which was moved in 2008 from its original location at 843 Ralston Avenue to its present location at 1000 O'Neill Avenue.

4. Includes Ralston Hall, Chapel/Conference Center, Carriage House/Art Center.

Source: Historical Resources Inventory, City of Belmont, 1991.

TABLE 2-7: HISTORIC RESOURCES LISTING FROM MULTIPLE SOURCES

Name	Type	Age	Designation ¹	Source ²
Nelson 3623	Site	Prehistoric		NWIC
N/A ₃	Site	Prehistoric		NWIC
Davey Glen Site	Building, Structure, Site	Prehistoric, Historic		NWIC
Firehouse at 875 O'Neil Ave	Building	Historic	CA	OHP HPD, NWIC
397 Oxford Way	Building	Historic	CA	OHP HPD, NWIC
399 Oxford Way	Building	Historic	CA	OHP HPD, NWIC
401 Oxford Way	Building	Historic	CA	OHP HPD, NWIC
403 Oxford Way	Building	Historic	CA	OHP HPD, NWIC
405 Oxford Way	Building	Historic	CA	OHP HPD, NWIC
401-403 Wessex Way	Building	Historic	CA	OHP HPD, NWIC
404-406 Wessex Way	Building	Historic	CA	OHP HPD, NWIC
Nell Building	Building	Historic		NWIC
T-Mobile SF53298A/PG&E Utility Pole	Structure	Historic		NWIC
Waltermire Historic District	District	Historic		NWIC
1300 5th Ave	Building	Historic	CA	OHP HPD
730 El Camino Real	Building	Historic	CA	OHP HPD
843 Ralston Ave	Building	Historic		OHP HPD
1500 Ralston Ave	Building, Site	Historic	N; CA	OHP HPD
2204 Thurn Ave	Building	Historic	CA	OHP HPD
Ralston House	Building	Historic		Other ⁴

Notes:

1. N = Listed on the National Register of Historic Resources; CA = Listed on the California Office of Historic Preservation Historic Properties Directory.
2. NWIC: Northwest Information Center database; OHP HPD: State Office of Historic Preservation Historic Property Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places.
3. NWIC record search did not supply a resource name for this prehistoric site.
4. California Inventory of Historic Resources and San Mateo County-Its History and Heritage.
5. This is the former address of the Emmett House, which was moved in 2008 from its original location at 843 Ralston Avenue to its present location at 1000 O'Neill Avenue.

Source: Northwest Information Center (NWIC), California Historical Resources Information System (CHRIS), State Office of Historic Preservation Historic Property Directory (OHP HPD); 1976 California Inventory of Historic Resources; San Mateo County-Its History and Heritage.

FIGURE 2-7: HISTORIC RESOURCES

Legend:

- National Register Listed
- National Register Eligible
- State Office of Historic Preservation Historic Property Directory
- Local Historic/Cultural Listing*
- Historic District
- City Limits

*Some sites with National or State status are also on the local list
Note: 843 Ralston is noted on the Local list but not mapped.

Source: City of Belmont, 2014 (National Register and Local List); Northwest Information Center database, 2014; State Office of Historic Preservation Historic Property Directory, which includes listings of the California Register of Historical Resources.

Source: City of Belmont, 2014 (National Register and Local List); Northwest Information Center database, 2014; State Office of Historic Preservation Historic Property Directory which includes listings of the California Register of Historical Resources, California Historical Landmarks, California State Points of Interest, and the National Register of Historic Places)

GOALS, POLICIES, AND ACTIONS

COMPREHENSIVE LAND USE PLANNING

GOAL 2.1 Promote a diversity of compatible land uses throughout the city, to enable people to live close to job locations, adequate and convenient commercial services, and public services and facilities such as transit, parks, and schools.

Policy 2.1-1 Maintain consistency between the General Plan and the *Zoning Ordinance* and Zoning Map.

Action 2.1-1a: Update the Zoning Ordinance and Zoning Map to reflect the new or changed designations on the Land Use Diagram and to update land use designations, residential densities, non-residential intensities, and other development and design standards across Belmont.

Action 2.1-1b: As amendments to the General Plan that affect the Land Use Diagram or land use policies are adopted, update the Zoning Map and Ordinance accordingly.

Policy 2.1-2 Coordinate land use and transportation planning to ensure that land use patterns and intensities can be supported by and are accessible to the transportation

network, including pedestrian and bicycle facilities. *See also Policy 3.1-1 in Circulation Element.*

Policy 2.1-3 Make improvements to the development review process in Belmont, to make the process predictable, more efficient, easier to understand with simpler procedures, and streamlined to the extent possible.

NEIGHBORHOOD AND HOUSING

GOAL 2.2 Support the creation and enhancement of “complete neighborhoods” in Belmont, with well-integrated single-family and multi-family residential development, pedestrian- and bicycle-friendly environments, and activity nodes featuring schools, parks, and neighborhood commercial areas.

GOAL 2.3 Provide balanced neighborhoods with a variety of housing types and density ranges to meet the diverse demographic, economic, and social needs of residents, while ensuring a cohesive urban form and regard for compatibility with surrounding uses and existing residential development.

Policy 2.3-1 Encourage the provision of lower- and moderate-income housing to meet the objectives of the Housing Element.

Policy 2.3-2 Encourage higher density residential uses located in close proximity to commercial services, employment opportunities, and major transportation corridors and facilities.

Policy 2.3-3 Promote residential uses mixed in conjunction with commercial development in Belmont Village Mixed Use and Corridor Mixed Use designations, while ensuring that residential mixed use developments are designed to ensure compatibility between uses.

Action 2.3-3a: Create development standards for the zoning districts corresponding to the mixed use designations that address compatibility issues that may result from mixed use projects.

Policy 2.3-4 Focus new development in or directly adjacent to already-developed areas, where it can be served by existing public services and infrastructure.

Policy 2.3-5 Allow development of single family dwellings on existing substandard lots, as defined in the Zoning Ordinance, if the development conforms to regulations, includes adequate roadway access, and adequate public utilities and services can be provided or extended.

GOAL 2.4 Preserve the character and enhance the quality of Belmont's residential neighborhoods.

Policy 2.4-1 Promote neighborhood preservation and enhancement while also facilitating development of and improvements to dwelling units in the hillsides, where allowed in the *Zoning Ordinance*.

Action 2.4-1a: Update the single family residential development regulations to establish a fair, objective, and predictable process. The update should address single family house size, house design and neighborhood compatibility, parking, second units, and the review process.

Policy 2.4-2 Maintain adequate and reasonable tree protection and removal standards and best management practices, implemented by the City's Tree Ordinance.

Policy 2.4-3 Promote neighborhood preservation and enhance residential areas east of El Camino Real, while also facilitating development of and improvements to dwelling units, where allowed in the *Zoning Ordinance*.

MIXED USE AND COMMERCIAL

GOAL 2.5 Enhance the Belmont Village PDA and develop a distinct identity for the area as Belmont's vibrant town center for residents and visitors with commercial, residential, dining, civic, cultural, and entertainment activities.

Policy 2.5-1 Foster a variety of uses and activities in the Belmont Village PDA, including residential, commercial, office, restaurants, and specialty retail shops, to attract residents and visitors from across the region by creating a lively, interesting, social environment.

Policy 2.5-2 Seek an increased presence of both residents and activity in Belmont Village with new development, including residential as part of mixed-use development, as well as commercial, entertainment, and cultural uses that serve both residents and visitors.

Policy 2.5-3 Implement the Belmont Village Specific Plan as the guide for land use planning, design, streetscape, and public improvements in the Belmont Village PDA.

Policy 2.5-4 Support the upgrade of existing establishments through façade and streetscape improvements, upgraded public and private landscaping, and aesthetically upgraded signage and way-finding. Allow and

promote outdoor dining, sidewalk cafes, and limited outdoor displays of merchandise to enliven street-level activity where appropriate.

Policy 2.5-5 In accordance with the Belmont Village Specific Plan, provide incentives for infill development and redevelopment and adaptive reuse and restoration of existing buildings where appropriate in Belmont Village.

Policy 2.5-6 Enhance walkability and pedestrian orientation of the Village to create an identity, improve the atmosphere, and improve access to and utilization of transit, in accordance with the Belmont Village Specific Plan. *See also Policies in the Circulation Element.*

Policy 2.5-7 Improve and enhance Belmont Village's physical image and desirability as a place to invest, through public investments in infrastructure, parking, streetscapes, and public spaces.

Policy 2.5-8 Support revitalization of the Belmont Village PDA by developing and implementing programs, policies, and financing mechanisms to spur local investment and foot traffic, and strive to increase private and public revenues in the Village through partnerships with property owners, businesses, and other stakeholders, such as business organizations, local non-profit organizations, and residents. *See also Policies in Section 2.4, Economic Opportunity.*

Policy 2.5-9 Create a clear vision for use of City-owned parcels, especially in the Belmont Village PDA, and utilize these sites as catalyst projects for the surrounding area, with potential development programs grounded in financial feasibility, good design and compatibility, and community desires.

GOAL 2.6 Promote opportunities for continued economic growth and vitality, resulting in wider shopping and dining opportunities for residents, increased local employment opportunities, enhanced attractions for visitors, increased sales tax revenues, and a stronger community image.

Policy 2.6-1 Promote the El Camino Real corridor, Carlmont Village, the area East of US 101, the Harbor Industrial Area, and Davis Drive as focus areas for economic growth. *See also Policies in Section 2.4, Economic Opportunity.*

Policy 2.6-2 Accommodate a diversity of business establishments in appropriate-scaled settings according to each land use designation and the Land Use Diagram, including larger scale employment or industrial uses, regional- and neighborhood-serving commercial and mixed use centers, and smaller-size stores, restaurants, and offices, to meet employment, shopping, recreation, and service needs of residents and visitors.

Policy 2.6-3 Allow repair shops, small warehouses, wholesale establishments, and light manufacturing uses to be located in Service Commercial designations.

Policy 2.6-4 Maintain Service Commercial uses along Old County Road while also allowing a broader mix of uses that would result in a diversified, innovative, and creative use of the corridor, such as live/work, commercial recreation, and entertainment uses.

Policy 2.6-5 Ensure that commercial uses are built and operated in such a way as to complement but not conflict with adjacent residential uses. This can be accomplished by such means including, but not limited to:

- Controlling lights, signage, and hours of operation to avoid adversely impacting surrounding uses.
- Requiring adequate landscaped buffers between commercial and residential uses.
- Providing bicycle and pedestrian links between commercial centers and surrounding residential uses, and providing bicycle- parking racks.
- Ensuring building mass does not adversely impact surrounding residences through use of appropriate transitions in building height and mass (see also Policy 2.13-3).

Policy 2.6-6 Ensure that commercial development is designed to include:

- Integrated landscaping, parking (if required), signs, and site and building design.
- Common ingress and egress, safe and convenient access and internal circulation (depending on site size), adequate off-street parking and loading facilities (if required), and accessibility by multiple modes of transportation.
- Architecture that emphasizes establishing community identity while presenting tasteful, dignified, and visually appealing designs compatible with their surroundings.

GOAL 2.7 Provide areas for diverse employment and business opportunities to promote diversity in Belmont's economic base.

Policy 2.7-1 Support efforts to increase the availability of local jobs to enhance Belmont's jobs to employed residents ratio.

Policy 2.7-2 Promote enhanced accessibility to commercial and employment areas, including walking and bicycling facility improvements. *See also Policy 3.5-8 in Circulation Element.*

GOAL 2.8 Promote infill development that makes efficient use of limited land supply, while ensuring compatibility and integration with existing uses.

Policy 2.8-1 Enable infill properties to develop with uses and development intensities supporting a cohesive development pattern.

Action 2.8-1a: Update development and parking standards and create incentives to facilitate infill development in Belmont.

GOAL 2.9 Foster new development that contributes positively to Belmont's built environment, provides benefits to the local community, and addresses potential impacts.

Policy 2.9-1 Allow sufficient density and intensity to enable new development to support all required infrastructure, community facilities, and open space.

Policy 2.9-2 Require that new development "pays its way" so as to limit fiscal impacts on the City.

Policy 2.9-3 Allow development to exceed established standards only if a tangible and sufficient benefit is provided to the Belmont community.

Action 2.9-3a: Establish a community benefits ordinance, considering support from the Belmont community and market demand. The

ordinance would allow development projects to exceed the maximum density or intensity if the project demonstrates that it provides significant community benefits, such as incorporation of affordable housing, incorporation of public or community facilities, traffic reduction measures, or superior design and integration of a mix of uses.

PUBLIC/COMMUNITY FACILITIES AND INSTITUTIONS

GOAL 2.10 Ensure adequate provision of community-serving facilities such as recreation facilities, child daycare facilities, places of worship, and schools and other educational institutions to serve current and future residents.

Policy 2.10-1 Use the Parks, Recreation, and Open Space Master Plan to plan for future public facility and programming needs. *See Policy 4.2-1 in the Parks, Recreation, and Open Space Element.*

Policy 2.10-2 Support continued improvements to the Belmont Library, including sustainability and "green" building enhancements, to meet the diverse needs of the Belmont community, including children, teens, and seniors.

Policy 2.10-3 Continue to coordinate and collaborate with the public school districts that serve the Belmont community on school

facilities and planning land use, and circulation issues to support high quality educational opportunities in Belmont, including access to schools, facility expansion and modernization, and strategies to address school enrollment and space needs or constraints, in order to ensure that school facilities will be adequate to accommodate student growth.

GOAL 2.11 Continue to collaborate and partner with Notre Dame de Namur University.

Policy 2.11-1 Support increased collaboration and partnership with Notre Dame de Namur University on key issues such as master planning, land use, enrollment, economic development, circulation, housing, and open space.

PARKS, RECREATION, AND OPEN SPACE

GOAL 2.12 Support a balanced and integrated parks and open space system that links neighborhoods, provides outdoor recreation opportunities, promotes natural resource conservation, and serves multiple needs.

Policy 2.12-1 Designate parks and open space in the *Zoning Ordinance* using appropriate zoning classifications, which should be consistent with the General Plan land use des-

ignations “Public/Community” and “Open Space.” Park zones should include recreational uses along with associated structures and infrastructure, and open space should include more passive uses.

Action 2.12-1a: Update the *Zoning Ordinance* to include appropriate zoning classifications for parks and open spaces in Belmont.

Action 2.12-1b: Eliminate Agricultural zoning districts from the *Zoning Ordinance* and Zoning Map.

Policy 2.12-2 Use the Parks, Recreation, and Open Space Master Plan to determine the vision, goals, and strategies for maintaining and improving Belmont’s parks and open space system. *See also policies in the Parks, Recreation, and Open Space Element.*

Action 2.12-2a: In the updated Parks, Recreation, and Open Space Master Plan, determine the use or designation of the open space area behind Carlmont High School, and update the Zoning Map accordingly. *See also Policy 4.1-1 in the Parks, Recreation, and Open Space Element.*

COMMUNITY CHARACTER AND DESIGN

GOAL 2.13 Enhance Belmont’s character and image as a desirable community with distinct visual qualities, small-town character, and connections to nature and open space.

Policy 2.13-1 Ensure that new development is balanced with preservation of open space and natural features.

Action 2.13-1a: Establish development standards that will preserve natural features and characteristics, such as through clustering of development to preserve natural terrain and maximize open space areas around developments. Include development standards that balance protection of prominent vistas and ridgelines while allowing multi-family and single family residential development projects, additions, and improvements to be completed, especially in the hillsides. These may also be addressed in updates to the San Juan Hills and Western Hills area plans. *See Policy 2.14-1.*

Policy 2.13-2 Promote compatibility of adjacent land uses along the interface of different residential density and non-residential intensity categories, such as where the Harbor Industrial Area borders Belmont Village and the Homeview neighborhood. Special attention should be given to buffering and transitional methods.

Policy 2.13-3 Ensure that the scale and character of new development is appropriate to the setting and intended use. Promote development that is scaled and sited to respect the natural terrain, so that hills, parks, open space, trees, and distant vistas, rather than buildings, dominate the overall landscape, while also developing the Belmont Village PDA and other focus areas for economic growth as concentrated, urban-scale nodes of activity.

Policy 2.13-4 Minimize light and glare from new development. *See also Policy 5.3-6 in the Conservation Element.*

Policy 2.13-5 In mixed-use, higher density residential, and commercial developments, require that building forms create coherent and consistent street frontages on blocks that emphasize the visibility of entrance doors, porches, stoops, and/or entrance patios.

Policy 2.13-6 Enhance walkability on a citywide scale by improving or adding sidewalks, landscaping, benches, wayfinding

signage, public art, and pedestrian-scaled lighting, where appropriate and feasible.

Policy 2.13-7 Require energy and telecommunication devices (such as solar panels) that are added to the exteriors of buildings, or otherwise visible on a site, to be designed to minimize impacts on scenic views and vistas from the public realm to the maximum extent feasible without interfering with their function. *See also Policies under Goal 3.5 in the Circulation Element.*

Policy 2.13-8 Create meaningful public spaces by engaging community members and using placemaking strategies. Consider both inexpensive, short-term interventions such as pop-up events, as well as long-term infrastructure and design.

Policy 2.13-9 Provide both formal and informal public gathering spaces through pedestrian-oriented street design; sidewalk furniture and pedestrian-oriented development; well-designed, multi-use public spaces of different sizes including pocket parks, plazas, and monuments; and community events.

Policy 2.13-10 Promote the incorporation of public art in the design of the public realm to add visual richness and foster a sense of place.

HILLSIDE AREAS

GOAL 2.14 Protect and enhance Belmont's hillside areas and views from public spaces and rights-of-way.

Policy 2.14-1 Update the Western Hills and San Juan Hills Area Plans. *See also Policy 5.1-2 in the Conservation Element.*

Action 2.14-1a: The updated Area Plans should reassess the background information, assumptions, and buildout status of the Plans for relevancy and consistency with current planning goals and objectives. The updated Plans should better align with current conditions, accurate information, and the desired future direction of these areas. Particular attention should be paid to extension of roads and other infrastructure, and desirability and likelihood of buildout of remaining lots.

Policy 2.14-2 Simplify and make consistent the land use and zoning designations for parks, open space, and hillsides. *See also Policy 2.12-1.*

Policy 2.14-3 Create clear design standards for the interface between open spaces and neighborhoods, especially in the Urban/Wildland Interface Zone. Standards should identify the margin of open space needed to allow wildlife, recreation, and aesthetic values to flourish while also reducing threats of fire and invasive plant species. Incorporate “Defensible Space” standards as needed in areas of high wildfire risk.

Policy 2.14-4 Ensure that development on hillsides, where permitted pursuant to regulations in the *Zoning Ordinance*, is designed to preserve or enhance the visual quality of the existing topography.

REGIONAL COORDINATION

GOAL 2.15 Grow and develop in such a way that allows Belmont's unique character to flourish while recognizing the city's role in the broader region.

Policy 2.15-1 Participate with other cities in the county and across the region in working towards solution of regional land use and transportation planning issues, including through partnership with the Association of Bay Area Governments, the Metropolitan Transportation Commission, and the San Mateo City/County Association of Governments.

Policy 2.15-2 Continue to consult with other cities in the region on effective land use, transportation, sustainability, and economic development strategies to learn about additional strategies that could be used in Belmont to achieve the community's vision and goals. Periodically monitor how Belmont compares to other cities in the region on important community indicators, such as the amount of open space, parks, and land available as opportunity sites for development.

GOAL 2.16 Maintain land use compatibility with the San Carlos Airport.

Policy 2.16-1 Require new development located in the San Carlos Airport Influence Area (AIA) to comply with applicable land use compatibility provisions of the San Carlos ALUCP through review and approval of a site development plan, or other development permit. Unless otherwise approved by City Council in accordance with the provisions of Public Utilities Code Section 21675.1(d), development proposals must be consistent or conditionally consistent with applicable land use compatibility policies with respect to noise, safety, airspace protection, and overflight notification, as contained in the San Carlos ALUCP. Additionally, development proposals must meet FAA requirements with respect to building height as well as the provision of obstruction lighting when appurtenances are permitted to penetrate the transitional surface (a 7:1 slope from the runway primary surface). Consider C/CAG recommendations in the review of development proposals.

Policy 2.16-2 Coordinate with C/CAG and the FAA to protect public health, safety and welfare by ensuring the orderly operation of the airport and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the airport. Comply with the

land use compatibility requirements of the ALUCP unless the City Council formally overrides an ALUC consistency determination in accordance with Section 21675.1(d) of the Public Utilities Code.

GOAL 2.17 Support a wide range of economic activity in Belmont that capitalizes on the city's location, strengthens the City's tax base, and ensures that Belmont has adequate fiscal resources to fund high quality public services for its residents and businesses.

Policy 2.17-1 Leverage regional economic growth and prosperity to encourage economic development opportunities in a manner that is consistent with Belmont's vision, aesthetic, culture, and identity.

Policy 2.17-2 Support efforts to increase the tax base in Belmont and maintain fiscal sustainability.

Policy 2.17-3 Establish priorities for City funding to fulfill economic development objectives, including possible support for affordable housing and public infrastructure.

Policy 2.17-4 Continue to monitor land use in the city to ensure a balanced inventory of sufficient land in strategic locations for all uses, especially those uses that are critical to the city's fiscal position.

Policy 2.17-5 Continue to support and build on the City's educational services and senior services sectors.

Policy 2.17-6 Create a clear vision for use of City-owned parcels, especially in the Belmont Village PDA, and utilize these sites as catalyst projects for the surrounding area, with potential development programs grounded in financial feasibility, good design and compatibility, and community desires.

GOAL 2.18 Facilitate retention, expansion, attraction, and incubation of businesses in Belmont that will employ and serve Belmont residents and meet the city's economic development objectives.

Policy 2.18-1 Continue to support Belmont's local businesses and recognize their valued contributions to the local economy and community.

Policy 2.18-2 Strive to improve the business climate for current and future businesses by establishing strong working relationships with the business community and other stakeholders.

Policy 2.18-3 Establish and maintain a consistent database of long-range economic data factors and update trend forecasts on an ongoing basis, to enable city policies and

strategies to be proactive and timed to market changes.

Policy 2.18-4 Collaborate with Notre Dame de Namur University to identify joint opportunities to spur growth of entrepreneurship in Belmont.

GOAL 2.19 Realize the community's vision for the Belmont Village PDA as a vibrant, successful, engaging town center, with opportunities for residents to live, shop, work, and play.

Policy 2.19-1 Adopt and implement the Belmont Village Specific Plan as the guiding document for growth and development in this area. The Specific Plan should:

- Create a clear and compelling vision and implementation program for the Belmont Village PDA;
- Refine the types and mix of uses allowed in the Belmont Village PDA, including housing and specific commercial uses, to align with the community's vision for the Village and market demand;
- Define multiple sub-districts within the Belmont Village PDA that allocate and mix uses appropriately;
- Establish development and design standards for the Belmont Village PDA that provide specific and clear guidance to accommodate development that is compatible with the vision;

- Maintain and enhance the visual quality and character of the area; and
- Supersede and replace the 1990 Downtown Specific Plan.

Policy 2.19-2 Actively invest in infrastructure and engage with property owners, developers, and business owners to encourage the revitalization of the Belmont Village PDA as a walkable, connected, and vibrant town center.

Policy 2.19-3 Encourage strategic land assembly and infrastructure improvements to provide sites adequate in size and at appropriate locations to facilitate development in the Belmont Village PDA.

Policy 2.19-4 Create and implement incentives to encourage development and redevelopment in the Belmont Village PDA that supports the vision for the area. Incentives may include increased floor area ratios; reduced or deferred impact fees; reduced parking requirements; and priority processing.

Policy 2.19-5 Require pedestrian-oriented amenities, such as small plazas, outdoor seating, public art, and active street frontages, where appropriate and justified in the Village to create engaging pedestrian environments in the downtown.

Policy 2.19-6 Develop a shared parking district strategy and transportation demand management program for the Belmont Vil-

lage PDA. *See also Policy 3.8-1 in the Circulation Element.*

GOAL 2.20 Transform El Camino Real into a “grand boulevard” with a vibrant mix of land uses, a pedestrian-friendly streetscape, and enhanced transit and bicycle facilities.

Policy 2.20-1 Support the development, redevelopment, and enhancement of private properties along El Camino Real.

Action 2.20-1a: Update development standards along El Camino Real to support future redevelopment and enhancement of the corridor as friendly to transit and pedestrians, supporting a mix of land uses and building typologies, and ensuring compatibility with surrounding residential neighborhoods.

Policy 2.20-2 Create and implement incentives to encourage development and redevelopment along El Camino Real that supports the vision for the area.

Policy 2.20-3 Encourage strategic land assembly and infrastructure improvements to provide sites adequate in size and at appropriate locations to facilitate development along El Camino Real.

Policy 2.20-4 Continue to collaborate with the Grand Boulevard Initiative, SamTrans, Caltrans, Caltrain, and other regional agencies and cities on improving El Camino Real

and developing land use and transportation strategies.

Policy 2.20-5 Establish new street design standards for El Camino Real to improve safety and accessibility of all modes of travel along the corridor. *See also Policy 3.1-3 in Circulation Element.*

GOAL 2.21 Pursue annexation of the Harbor Industrial Area (HIA) and bring it into the Belmont city limits.

Policy 2.21-1 Collaborate with San Mateo County to draft a mutually agreeable annexation agreement.

Policy 2.21-2 Expand opportunities for HIA property owners and businesses through application of land use designations for the area that would allow commercial, light industrial, retail, hotel, and research and development uses throughout, as well as high density residential uses in HIA-1 only.

Action 2.21-2a: Pursue pre-zoning for the HIA consistent with the two land use designations applied to the area (HIA-1 and HIA-2), and collaborate with Harbor Industrial Association members in the process to ensure their support for the proposed uses, standards, and other provisions that would apply.

Policy 2.21-3 Support infrastructure improvements and efforts to improve flood control in the HIA.

GOAL 2.22 Promote the continued development and revitalization of Belmont’s focus areas for economic growth as integral parts of the community and nodes of commercial, employment, or residential activity.

Policy 2.22-1 Promote regional and visitor-serving commercial development and employment opportunities in the focus area East of US 101.

Policy 2.22-2 Support continued improvements to and development in Carlmont Village to serve Belmont residents’ neighborhood commercial and community facility needs.

Action 2.22-2a: Consider developing a Master Plan or Specific Plan for Carlmont Village to identify a vision, establish a cohesive identity, identify priorities for public and private improvements, and support increased commercial activity.

Policy 2.22-3 Encourage the addition of a range of development types and businesses at Davis Drive that serve community needs and contribute to the City’s economic health.

Action 2.22-3a: Develop a Master Plan for the Davis Drive area to identify a vision, establish priorities for public and private improvements, and support increased activity in the area.

GOAL 2.23 Conserve designated historic and cultural sites and structures that help define Belmont's identity and character.

Policy 2.23-1 Update the City's inventory of historic resources to ensure that historic resources are preserved and protected in Belmont.

Policy 2.23-2 Ensure that City ordinances adequately recognize and protect historic resources.

Action 2.23-2a: Incorporate historic preservation in the Zoning Ordinance, rather than elsewhere in the Municipal Code.

Action 2.23-2b: Update the City's historic preservation regulations to make them more easily understood and to make procedures less cumbersome, such as streamlining the process for issuing building permits for minor repairs and alterations. Include, as appropriate, preservation incentives, such as use of the California Historic Building Code, where appropriate, and other available incentives.

Action 2.23-2c: Develop a preservation strategy for historic resources, or structures with historic character or qualities, that may not be located within a designated historic district.

Policy 2.23-3 Consider creating a Historic Preservation Commission to administer and

advise on historic preservation matters, such as updating the inventory of historic resources and updating the historic preservation ordinance.

Policy 2.23-4 Encourage adaptive reuse of historic structures – preserving their original design and character – as an option for preserving sites that are threatened with demolition or degradation.

Policy 2.23-5 Support Notre Dame de Namur University's efforts to restore Ralston Hall as an important community asset.

Policy 2.23-6 Support efforts to increase public awareness and appreciation of local historic resources and promote community history.

Note: Paleontological and archeological resources are discussed in the Conservation Element.